

118TH CONGRESS
2D SESSION

S. 4012

To provide economic empowerment opportunities in the United States through the modernization of public housing, and for other purposes.

IN THE SENATE OF THE UNITED STATES

MARCH 21, 2024

Mr. SANDERS (for himself, Ms. WARREN, Mr. MARKEY, Mr. WELCH, Mr. MERKLEY, Mr. PADILLA, Mr. BLUMENTHAL, and Mr. BOOKER) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To provide economic empowerment opportunities in the United States through the modernization of public housing, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Green New Deal for
5 Public Housing Act”.

6 **SEC. 2. PURPOSES.**

7 The purpose of this Act is—

8 (1) to stimulate, gather, and develop the work-
9 force capacity, tools, financing, and materials needed

1 to rehabilitate, upgrade, modernize, maintain, staff,
2 and transition public housing;

3 (2) to rehabilitate and preserve public housing
4 that is severely distressed and causing residents to
5 be exposed to unhealthy and unsafe environments;

6 (3) to upgrade and equip all public housing
7 with cutting-edge materials, infrastructure, and all-
8 electric appliances made in the United States in
9 order to improve energy efficiency, water quality,
10 and material living standards in public housing and
11 to support United States manufacturing;

12 (4) to ensure that public housing laws maximize
13 tenant participation and management by low- and
14 very low-income individuals in the rehabilitation, up-
15 grade, and transition of public housing through edu-
16 cation, training, and jobs; and

17 (5) to modernize the entire public housing stock
18 of the United States, as swiftly and seamlessly as
19 possible, into highly energy-efficient homes that
20 produce on-site, or procure, enough carbon-free re-
21 newable energy to meet total energy consumption
22 annually.

23 **SEC. 3. DEFINITIONS.**

24 In this Act:

1 (1) ELIGIBLE ENTITY.—The term “eligible enti-
2 ty” means—

3 (A) a public housing agency;

4 (B) an Indian tribe or a tribally designated
5 housing entity that is eligible to receive assist-
6 ance under the Native American Housing As-
7 sistance and Self-Determination Act of 1996
8 (25 U.S.C. 4101 et seq.); and

9 (C) the Department of Hawaiian Home
10 Lands, as defined in section 801 of the Native
11 American Housing Assistance and Self-Deter-
12 mination Act of 1996 (25 U.S.C. 4221).

13 (2) ENVIRONMENTAL JUSTICE COMMUNITY.—
14 The term “environmental justice community” means
15 a community with significant representation of com-
16 munities of color, low-income communities, or Tribal
17 and indigenous communities, that experiences, or is
18 at risk of experiencing, higher or more adverse
19 human health or environmental effects.

20 (3) INDIAN TRIBE; TRIBALLY DESIGNATED
21 HOUSING ENTITY.—The terms “Indian tribe” and
22 “tribally designated housing entity” have the mean-
23 ings given those terms in section 4 of the Native
24 American Housing Assistance and Self-Determina-
25 tion Act of 1996 (25 U.S.C. 4103).

1 (4) PUBLIC HOUSING.—The term “public hous-
2 ing”—

3 (A) has the meaning given the term in sec-
4 tion 3(b) of the United States Housing Act of
5 1937 (42 U.S.C. 1437a(b)); and

6 (B) includes—

7 (i) any dwelling unit owned by an In-
8 dian tribe that is or was a dwelling unit in
9 public housing;

10 (ii) any low-income housing dwelling
11 unit described in section 302(b)(1) of the
12 Native American Housing Assistance and
13 Self-Determination Act of 1996 (25 U.S.C.
14 4152(b)(1));

15 (iii) any dwelling unit assisted under
16 section 802 of the Native American Hous-
17 ing Assistance and Self-Determination Act
18 of 1996 (25 U.S.C. 4222); and

19 (iv) any dwelling unit that—

20 (I) was a low-income housing
21 dwelling unit described in section
22 302(b)(1) of the Native American
23 Housing Assistance and Self-Deter-
24 mination Act of 1996 (25 U.S.C.
25 4152(b)(1)); and

1 (II) is rented only to households
2 with an income that is not more than
3 80 percent of the area median income.

4 (5) PUBLIC HOUSING AGENCY.—The term
5 “public housing agency” has the meaning given the
6 term in section 3(b) of the United States Housing
7 Act of 1937 (42 U.S.C. 1437a(b)).

8 (6) RENEWABLE ENERGY.—The term “renew-
9 able energy” means—

10 (A) utility-, community-, and small-scale
11 photovoltaic and thermal solar energy;

12 (B) utility- and small-scale wind energy;

13 (C) geothermal energy;

14 (D) microturbine hydroelectricity;

15 (E) energy efficiency;

16 (F) building electrification;

17 (G) energy storage;

18 (H) microgrids; and

19 (I) modern distribution grid infrastructure.

20 (7) SECRETARY.—The term “Secretary” means
21 the Secretary of Housing and Urban Development.

22 (8) SUBSIDIZED HOUSING RESIDENT-OWNED
23 BUSINESS.—The term “subsidized housing resident-
24 owned business” means a business concern that—

1 (A) provides economic opportunities, as de-
 2 fined in section 3(e) of the Housing and Urban
 3 Development Act of 1968 (12 U.S.C.
 4 1701u(e)); and

5 (B) is owned by subsidized housing resi-
 6 dents.

7 (9) ZERO-CARBON HOME.—The term “zero-car-
 8 bon home” means a highly energy-efficient home
 9 that produces on-site, or procures, enough carbon-
 10 free renewable energy to meet the total annual en-
 11 ergy consumption of the home.

12 **SEC. 4. CONGRESSIONAL FINDINGS AND SENSE OF CON-**
 13 **GRESS FOR IMPROVED ARCHITECTURAL DE-**
 14 **SIGN IN GOVERNMENT HOUSING PROGRAMS.**

15 Section 4 of the Housing and Urban Development
 16 Act of 1968 (12 U.S.C. 1701v) is amended to read as fol-
 17 lows:

18 **“SEC. 4. IMPROVED ARCHITECTURAL DESIGN IN GOVERN-**
 19 **MENT HOUSING PROGRAMS.**

20 “(a) FINDINGS.—Congress finds that—

21 “(1) if Federal aid is to make its full commu-
 22 nity-wide contribution toward improving our urban
 23 and rural environments, Federal aid must have a
 24 greater impact on improvements in architectural de-
 25 sign; and

1 “(2) even within the necessary budget limita-
2 tions on housing for low- and moderate-income fami-
3 lies, architectural design and environmental perform-
4 ance can be improved not only to make the housing
5 more livable, but also to better suit the needs of oc-
6 cupants including human and environmental health,
7 zero carbon emissions, well-being, accessibility, and
8 equity.

9 “(b) SENSE OF CONGRESS.—It is the sense of Con-
10 gress that in the administration of housing programs that
11 assist in the provision of housing for low- and moderate-
12 income families, emphasis should be given to—

13 “(1) encouraging good architectural design that
14 yields maximal environmental performance and ad-
15 heres to accessibility guidelines established in ac-
16 cordance with the Americans With Disabilities Act
17 of 1990 (42 U.S.C. 12101 et seq.) as an essential
18 component of such housing, and adequate staffing to
19 maintain that design and environmental perform-
20 ance; and

21 “(2) developing, with opportunities for resident
22 involvement, housing that will be of such quality as
23 to reflect the highest international architectural
24 standards and the architectural standards of the

1 neighborhood and the community in which it is situ-
2 ated, consistent with prudent budgeting.”.

3 **SEC. 5. DECLARATION OF POLICY.**

4 Section 2(a) of the United States Housing Act of
5 1937 (42 U.S.C. 1437(a)) is amended to read as follows:

6 “(a) **DECLARATION OF POLICY.**—It is the policy of
7 the United States—

8 “(1) to modernize the intersections of Federal
9 and local government by employing the funds and
10 credit of the United States, as provided in this
11 Act—

12 “(A) to guarantee the right to housing for
13 every individual;

14 “(B) to assist States and political subdivi-
15 sions of States in ensuring that—

16 “(i) all housing in the United States
17 is habitable, highly energy-efficient, and
18 safe; and

19 “(ii) housing conditions lead to good
20 health, security, and adequate protection
21 from the economic fears relating to old
22 age, disability, sickness, accident, and un-
23 employment; and

1 “(C) to protect, maintain, preserve, and
2 expand public housing as a sustainable safety
3 net for all people;

4 “(2) that it is the responsibility of the Federal
5 Government, in conjunction with public housing
6 agencies, to incentivize, promote, and protect the
7 independent, collaborative, and collective actions of
8 public housing residents and other private citizens to
9 develop housing in a manner that strengthens entire
10 neighborhoods; and

11 “(3) that the Federal Government should act
12 and create new public housing where there is a seri-
13 ous need that the free market cannot address or is
14 not addressing responsibly and support the staffing
15 needed to maintain and sustain the quality of this
16 public housing.”.

17 **SEC. 6. GREEN NEW DEAL PUBLIC HOUSING GRANTS.**

18 (a) ESTABLISHMENT OF GRANT PROGRAMS.—

19 (1) GRANTS FOR PUBLIC HOUSING COMMUNITY
20 WORKFORCE DEVELOPMENT.—

21 (A) IN GENERAL.—The Secretary, in con-
22 sultation with the Secretary of Labor, shall es-
23 tablish a grant program that provides amounts
24 to eligible entities to facilitate workforce devel-

1 opment projects and high-income employment
2 transition at public housing.

3 (B) PREFERENCE.—In awarding grants
4 under this paragraph, the Secretary shall give
5 preference to applications submitted by—

6 (i) eligible entities described in sub-
7 paragraph (B) or (C) of section 3(1);

8 (ii) eligible entities that have formed
9 partnerships with an existing registered
10 apprenticeship, pre-apprenticeship, intern-
11 ship, vocational rehabilitation agency, labor-
12 management partnership, or other partner-
13 ships with labor organizations;

14 (iii) eligible entities that demonstrate
15 a capacity to facilitate a workforce develop-
16 ment program that leads to—

17 (I) the development of career and
18 related skills, including general edu-
19 cational development support and fi-
20 nancial and economic empowerment
21 education;

22 (II) direct entry to registered ap-
23 prenticeship programs;

24 (III) certification or associate de-
25 gree acquisition;

1 (IV) technical assistance and re-
2 sources for subsidized housing resi-
3 dent-owned businesses for purposes of
4 compliance with the requirements
5 under section 3 of the Housing and
6 Urban Development Act of 1968 (12
7 U.S.C. 1701u), including—

8 (aa) legal or compliance
9 services on behalf of subsidized
10 housing resident-owned busi-
11 nesses for purposes of helping
12 them access and apply for gov-
13 ernment procurement and con-
14 tracting opportunities;

15 (bb) education on starting
16 and sustaining a business;

17 (cc) accessing insurance and
18 bonds; and

19 (dd) demonstrating capacity
20 and sustainable operations;

21 (V) training and development of
22 skills necessary for career develop-
23 ment in the fields, trades, and services
24 reasonably determined during the first
25 public comment period held in accord-

1 ance with subsection (b)(3) to be of
2 interest to public housing residents;

3 (VI) educational and organiza-
4 tional tools for public housing resi-
5 dents in order to advance the models
6 of worker cooperatives and collective
7 bargaining;

8 (VII) education, engagement, and
9 empowerment resources to help both
10 residents of public housing and local
11 low- and very low-income individuals
12 avail themselves of opportunities made
13 available under the workforce develop-
14 ment program, including education,
15 engagement, and empowerment re-
16 sources provided in partnership
17 with—

18 (aa) a local entity that oper-
19 ates a Family Self-Sufficiency
20 program under section 23 of the
21 United States Housing Act of
22 1937 (42 U.S.C. 1437u); and

23 (bb) community-based orga-
24 nizations that demonstrate a
25 commitment to and history of or-

1 ganizing with public housing resi-
2 dents;

3 (VIII) innovative design partner-
4 ships with local schools and architec-
5 tural firms;

6 (IX) training and employment
7 opportunities reserved specifically for
8 local low- and very low-income people
9 that were formerly incarcerated;

10 (X) stipends valued at not less
11 than \$250 per week to individuals
12 participating in the workforce develop-
13 ment program; and

14 (XI) childcare and financial lit-
15 eracy courses for individuals partici-
16 pating in the workforce development
17 program; and

18 (iv) eligible entities in the construc-
19 tion or maintenance sector seeking to carry
20 out a project to develop pre-apprentice-
21 ships that prepare individuals for accept-
22 ance into registered programs in that sec-
23 tor, as well as technical and vocational col-
24 leges.

1 (C) COMPLIANCE MANAGERS.—Not more
2 than 10 percent of the amount of a grant re-
3 ceived by an eligible entity under this para-
4 graph may be used by an eligible entity to hire
5 or otherwise retain reporting and compliance
6 managers with sufficient expertise to ensure
7 that the eligible entity can comply with the re-
8 quirements of section 3 of the Housing and
9 Urban Development Act of 1968 (12 U.S.C.
10 1701u).

11 (D) ADDITIONAL ELIGIBLE ENTITIES.—In
12 addition to the eligible entities described in sec-
13 tion 3(1), the following shall be eligible for
14 grants under this paragraph:

15 (i) An organization that has dem-
16 onstrated effectiveness in providing adult
17 education and literacy activities, which
18 may include—

19 (I) a local educational agency;

20 (II) a community-based organiza-
21 tion or faith-based organization;

22 (III) a volunteer literacy organi-
23 zation;

24 (IV) an institution of higher edu-
25 cation, as defined in section 101 of

1 the Higher Education Act of 1965 (20
2 U.S.C. 1001);

3 (V) a public or private nonprofit
4 agency;

5 (VI) a library;

6 (VII) a public housing authority;

7 (VIII) a nonprofit institution
8 that is not described in any of sub-
9 clauses (I) through (VII) and has the
10 ability to provide adult education and
11 literacy activities to eligible individ-
12 uals;

13 (IX) a consortium or coalition of
14 the agencies, organizations, institu-
15 tions, libraries, or authorities de-
16 scribed in any of subclauses (I)
17 through (VII); and

18 (X) a partnership between an
19 employer and an entity described in
20 any of subclauses (I) through (VIII).

21 (ii) Labor organizations.

22 (iii) Nonprofit organizations.

23 (E) PARTNERSHIP WITH DEPARTMENT OF
24 LABOR.—The Secretary shall partner with the

1 Secretary of Labor to develop all grants in this
2 section, in particular—

3 (i) gathering expertise and providing
4 guidance on worker training funds; and

5 (ii) ensuring that work requirements
6 do not become a condition of accessing
7 public housing.

8 (2) GREEN NEW DEAL FOR PUBLIC HOUSING
9 GRANTS.—

10 (A) ESTABLISHMENT.—The Secretary
11 shall establish a grant program that provides
12 amounts to eligible entities for the eligible ac-
13 tivities described in subparagraph (B).

14 (B) ELIGIBLE ACTIVITIES.—The eligible
15 activities described in this subparagraph are—

16 (i) conducting physical needs assess-
17 ments and subsequent deep energy retro-
18 fits in public housing, including—

19 (I) retrofits for—

20 (aa) energy-efficient win-
21 dows;

22 (bb) super insulation of
23 roofs and exterior walls, includ-
24 ing the addition of new cladding

1 to buildings and the rerouting of
2 plumbing and electricity;

3 (cc) electrification of water
4 heating and building heating sys-
5 tems using electric heat pumps;
6 and

7 (dd) electric heat pumps to
8 provide air conditioning, where
9 feasible;

10 (II) strategies to increase
11 airtightness of building envelope, in-
12 cluding air sealant paints; and

13 (III) acquisition and installation
14 of heat-recovery ventilation systems;

15 (ii) repairs and upgrades to public
16 housing to ensure compliance with the
17 physical condition standards under section
18 5.703 of title 24, Code of Federal Regula-
19 tions, or any successor regulation;

20 (iii) upgrading, replacing, and improv-
21 ing public housing to energy efficiency,
22 building electrification, including—

23 (I) conducting physical needs as-
24 sessments of public housing dwelling
25 units;

1 (II) in-unit energy efficiency
2 product upgrades, including upgrad-
3 ing to—

4 (aa) modern, energy-efficient
5 insulation;

6 (bb) all-electric state-of-the-
7 art efficient appliances;

8 (cc) energy-efficient bath-
9 room plumbing, including low-
10 flow toilets;

11 (dd) energy-efficient laundry
12 machines;

13 (ee) energy-efficient air fil-
14 ters;

15 (ff) energy monitoring de-
16 vices including smart meters and
17 smart thermostats;

18 (gg) energy-efficient
19 lightbulbs;

20 (hh) highly insulated win-
21 dows;

22 (ii) reflective roofing;

23 (jj) smart Supervisory Con-
24 trol and Data Acquisition sys-

- 1 tems and building-to-grid inte-
2 gration; and
- 3 (kk) passive cooling meas-
4 ures;
- 5 (III) upgrading infrastructure re-
6 lated to building electrification, in-
7 cluding upgrading—
- 8 (aa) electric heating, ventila-
9 tion, and air conditioning sys-
10 tems, including cold-climate heat
11 pumps;
- 12 (bb) electrical panels;
- 13 (cc) electric appliances to re-
14 place appliances reliant on fossil
15 fuels, such as gas stoves and hot
16 water heaters; and
- 17 (dd) related infrastructure,
18 including flooring, walls, and
19 roofs, that is necessary to com-
20 plete before electrification up-
21 grades can occur; and
- 22 (IV) water quality upgrades, in-
23 cluding replacing water pipes in public
24 housing if a quality test of drinking

1 water concentrations in public housing
2 exceeds—

3 (aa) 1 part per billion of
4 lead;

5 (bb) 4.0 parts per trillion of
6 perfluorooctanoic acid;

7 (cc) 4.0 parts per trillion of
8 perfluorooctane sulfonate;

9 (dd) a combined Hazard
10 Index of 1.0, as described in the
11 proposed rule of the Environ-
12 mental Protection Agency enti-
13 tled, “Per- and polyfluroalkyl
14 substances (PFAS):
15 Perflurooctanoic acid (PFOA)
16 and Perflurooctanesulfonic acid
17 (PFOS) National Primary Drink-
18 ing Water Regulation Rule-
19 making” (88 Fed. Reg. 18638;
20 March 29, 2023);

21 (ee) 4.0 parts per trillion of
22 arsenic;

23 (ff) 0.3 parts per million of
24 copper;

1 (gg) drinking water stand-
2 ards of the Environmental Pro-
3 tection Agency for organic and
4 inorganic contaminants, radio-
5 nuclides, and microbiological con-
6 taminants; and

7 (hh) any other Environ-
8 mental Protection Agency stand-
9 ard adopted under the Safe
10 Drinking Water Act (42 U.S.C.
11 300f et seq.);

12 (iv) building, expanding, and main-
13 taining community energy generation in
14 public housing, including the construction
15 of and ongoing costs associated with—

16 (I) renewable energy rooftops;

17 (II) renewable energy generation;

18 (III) photovoltaic glass windows;

19 (IV) the bulk purchase of clean
20 energy grid supply from energy utili-
21 ties; and

22 (V) community-scale energy stor-
23 age systems;

24 (v) establishing or expanding recycling
25 and zero-waste programs in public housing,

1 including the recycling of appliances and
2 machines that were replaced through ac-
3 tivities described in clause (iii);

4 (vi) community resilience and sustain-
5 ability projects in public housing, includ-
6 ing—

7 (I) the purchase and installation
8 of energy storage, including batteries,
9 flywheels, compressed air, and
10 pumped hydroelectric or thermal en-
11 ergy storage, in order to ensure en-
12 ergy backup of not less than 48 hours
13 in the event of an emergency or dis-
14 aster;

15 (II) the construction of childcare
16 centers and ongoing costs associated
17 with childcare centers;

18 (III) the construction of senior
19 centers and ongoing costs associated
20 with senior centers;

21 (IV) the construction of commu-
22 nity gardens and ongoing costs associ-
23 ated with community gardens;

24 (V) the maintenance of entire
25 public housing developments;

1 (VI) the installation of publicly
2 owned high speed internet in order to
3 provide universal internet access for
4 all residents with an upload speed of
5 not less than 100Mbps and a
6 download speed of not less than
7 100Mbps, and the ongoing costs asso-
8 ciated with providing that internet in-
9 frastructure and access;

10 (VII) the establishment or im-
11 provement, and painting, of commu-
12 nity centers and other shared commu-
13 nity spaces, the personnel of which
14 shall earn the higher of—

15 (aa) the local prevailing
16 wage; or

17 (bb) a wage of \$17 per hour;

18 (VIII) the establishment or im-
19 provement of dedicated infrastructure
20 for transportation by bicycle, includ-
21 ing lanes, parking spots, and the bulk
22 purchase of enough bicycles to offer 1
23 bicycle to every low- and very low-in-
24 come public housing resident;

1 (IX) the deployment of electric
2 vehicle charging infrastructure for
3 public housing residents and visitors;
4 and

5 (X) the establishment and leasing
6 of commercial activity that offers pub-
7 lic housing residents on-site access to
8 goods and services, including good-
9 quality healthcare clinics, dental clin-
10 ics, bookstores, learning and tutoring
11 centers, and affordable organic gro-
12 ceries; and

13 (vii) construction and ongoing costs
14 associated with climate adaptation and
15 emergency disaster response for public
16 housing, including—

17 (I) integrated solutions that com-
18 bine better walls, heating, cooling,
19 ventilation, solar, and storage into a
20 single easy-to-install and affordable
21 retrofit for public housing;

22 (II) additional solar and storage
23 on site, or through a local community
24 microgrid, in order to allow residents

1 to access essential energy during
2 power outages;

3 (III) insulating and eliminating
4 air leakage in order to ensure that in-
5 dividual dwelling units can retain a
6 safe temperature during a power out-
7 age until power is restored or emer-
8 gency assistance arrives; and

9 (IV) installing rigid foam wall in-
10 sulation in hurricane and earthquake-
11 prone areas in order to create shear
12 walls to resist structural damage from
13 walls tilting or falling during high
14 winds and earthquakes.

15 (b) GRANT APPLICATION.—

16 (1) REQUIRED CONTENTS.—As a condition of
17 receiving a grant under subsection (a), each eligible
18 entity shall include in the grant application sub-
19 mitted to the Secretary—

20 (A) a signed acknowledgment indicating a
21 commitment to transition all public housing
22 owned or managed by the eligible entity into
23 zero-carbon homes not later than 10 years after
24 the date on which the eligible entity receives the
25 grant;

1 (B) a signed acknowledgment indicating a
2 commitment to hiring, training, and retaining
3 needed public housing agency employees associ-
4 ated with the activities of the grant;

5 (C) a full accounting, including pre-ap-
6 proved financing plans and post-completion ex-
7 pense reports, of the amount of funds required
8 to complete the activities under the grant,
9 under enforcement by the Secretary, which
10 shall—

11 (i) be complete and reasonably cal-
12 culated to accomplish the purposes of this
13 Act;

14 (ii) include costs related to complying
15 with local wage and labor laws;

16 (iii) include the amount of funds ex-
17 pended by the eligible entity to comply
18 with the resident and community engage-
19 ment requirements under paragraph (3);
20 and

21 (iv) be updated and submitted to Con-
22 gress on a quarterly basis; and

23 (v) include a 10-year decarbonization
24 plan meeting decarbonization requirements
25 determined by the Secretary;

1 (D) a community impact assessment and
2 analysis of—

3 (i) the likely direct and indirect im-
4 pact the grant funds, if awarded, will have
5 on the economic empowerment and social
6 mobility of environmental justice commu-
7 nities; and

8 (ii) whether the proposed actions to be
9 taken under the grant would be affirma-
10 tively furthering fair housing, as defined in
11 section 5.152 of title 24, Code of Federal
12 Regulations, or any successor regulation;

13 (E) the written concurrence of any local
14 labor organization representing employees of
15 the eligible entity who are engaged in the same
16 or substantially similar work that is proposed to
17 be carried out does not displace or supplant the
18 work performed by those represented employ-
19 ees;

20 (F) a certification that none of the funds
21 under the grant shall be used for prohibited
22 purposes, including—

23 (i) any activity that is subject to the
24 reporting requirements set forth in section
25 203(a) of the Labor-Management Report-

1 ing and Disclosure Act of 1959 (29 U.S.C.
2 433(a));

3 (ii) to abrogate a collective bargaining
4 agreement; or

5 (iii) to replace an employee who is on
6 strike or who is being locked out; and

7 (G) a plan to expand accessibility for per-
8 sons with disabilities to full compliance with the
9 Americans with Disabilities Act of 1990 (42
10 U.S.C. 12101 et seq.) and that all projects shall
11 at least meet the new construction standards of
12 title II of the Americans with Disabilities Act of
13 1990 (42 U.S.C. 12131 et seq.).

14 (2) RESIDENT AND COMMUNITY ENGAGEMENT
15 BEFORE SUBMITTING APPLICATION.—Before submit-
16 ting an application for a grant under this subsection,
17 an eligible entity shall—

18 (A) solicit and consider community and
19 public feedback, to the maximum extent pos-
20 sible, by providing for opportunities to comment
21 via an in-person accessible location with inter-
22 pretation available, as well as via a cloud-based
23 content collaboration provider that is certified
24 by the Federal Risk and Authorization Manage-
25 ment Program, and that comply with the most

1 recent final version of the Web Content Accessi-
2 bility Guidelines, through—

3 (i) an initial public comment period,
4 for which the eligible entity shall—

5 (I) publish—

6 (aa) a description of each of
7 the grant programs established
8 under subsection (a); and

9 (bb) a form to be used to
10 submit comments that complies
11 with public notice standards and
12 the public comment requirements
13 in the consolidated plan of the
14 Department of Housing and
15 Urban Development; and

16 (II) give interested persons 90
17 days to—

18 (aa) submit draft text di-
19 rectly into the application;

20 (bb) submit written data
21 and accounting estimates; and

22 (cc) submit general com-
23 ments;

24 (ii) a second public comment period
25 beginning not later than 30 days after the

1 end of the initial public comment period
2 under clause (i), for which the eligible enti-
3 ty shall—

4 (I) publish a draft version of the
5 completed common application form
6 described in subsection (a) that con-
7 tains, at a minimum—

8 (aa) a short analysis and
9 evaluation of the relevant signifi-
10 cant proposals set forth during
11 the initial public comment period;
12 and

13 (bb) a clear and concise
14 statement of the basis, purpose,
15 and goals of the application; and

16 (II) give interested persons 30
17 days to submit feedback on and rec-
18 ommended improvements to the draft
19 final grant application;

20 (B) host not less than 2 public hearings,
21 which shall be recorded and held at a conven-
22 ient and accessible location with interpretation
23 available for public housing residents, for each
24 public comment period described in subpara-
25 graph (A), to provide public housing residents

1 with an opportunity to comment, with not less
2 than 1 occurring in the afternoon and not less
3 than 1 occurring in the evening;

4 (C) solicit input and acquire signed ap-
5 proval of the completed common application
6 form from the resident council or resident coun-
7 cils, if existing and active, of the public housing
8 that will receive assistance under the grant; and

9 (D) solicit input and acquire signed ap-
10 proval of the complete common application from
11 any local labor organization representing em-
12 ployees of the eligible entity that will receive as-
13 sistance under the grant, to ensure compliance
14 with existing collective bargaining agreement
15 and to ensure that grants funds will not be
16 used to displace or supplant existing staff, posi-
17 tions, or vacancies.

18 (3) PRIORITY AMONG APPLICATIONS FOR COM-
19 MUNITY ENERGY GENERATION.—In reviewing appli-
20 cations for grants to carry out activities described in
21 subsection (a)(2)(B)(iv), the Secretary shall give
22 preference to applications submitted by eligible enti-
23 ties that—

24 (A) demonstrate an ability to generate the
25 greatest amount of renewable energy that can

1 be consumed by public housing projects and
2 transferred to the local energy grid; and

3 (B) demonstrate a commitment to provide
4 job training and contracting opportunities to
5 public housing residents and subsidized housing
6 resident-owned businesses.

7 (4) EXCEPTIONS FOR INDIGENOUS GROUPS AND
8 TRIBES.—

9 (A) IN GENERAL.—Any eligible entity de-
10 scribed in section 3(2) that submits an applica-
11 tion for a grant program described in this sub-
12 section—

13 (i) is exempt from compliance with
14 subclauses (I), (II), and (III) of paragraph
15 (2)(A)(i) and paragraph (2)(A)(ii)(I); and

16 (ii) is empowered to self-determine
17 guidelines and standards pertaining to en-
18 suring community and resident engage-
19 ment.

20 (B) SUBMISSION BY TRIBALLY DES-
21 IGNATED HOUSING ENTITIES.—An application
22 for a grant under subsection (a) for an Indian
23 tribe may be prepared and submitted on behalf
24 of the Indian tribe by the tribally designated
25 housing entity for the Indian tribe, if the appli-

1 cation contains a certification by the recognized
2 tribal government of the grant beneficiary that
3 the Indian tribe—

4 (i) has had an opportunity to review
5 the application and has authorized the sub-
6 mission of the application by the tribally
7 designated housing entity; or

8 (ii) has delegated to the tribally des-
9 ignated housing entity the authority to
10 submit an application on behalf of the In-
11 dian tribe without prior review by the In-
12 dian tribe.

13 (5) BENCHMARKING ENERGY AND WATER CON-
14 SUMPTION.—An eligible entity desiring a grant to
15 carry out activities described in subsection
16 (a)(2)(B)(ii) shall include in the grant application a
17 commitment to benchmarking energy and water con-
18 sumption using ENERGY STAR Portfolio Manager,
19 or another system approved by the Department of
20 Housing and Urban Development, for a period of
21 not less than 5 years beginning on the date on which
22 the eligible entity receives the grant.

23 (c) SELECTION OF GRANT RECIPIENTS.—

24 (1) IN GENERAL.—If an eligible entity submits
25 to the Secretary an application for a grant under

1 subsection (a) that complies with the requirements
2 under subsection (b), the Secretary shall award the
3 funds to the eligible entity that are required to com-
4 plete the grant, as specified in the accounting sub-
5 mitted under subsection (b)(2)(C).

6 (2) REAPPLICATION.—If the Secretary deter-
7 mines that an application submitted by an eligible
8 entity under this section does not comply with the
9 requirements under subsection (b)—

10 (A) the Secretary shall provide to the eligi-
11 ble entity a summary of the requirements that
12 the eligible entity has failed to meet; and

13 (B) the eligible entity may reapply for the
14 grant.

15 (3) EXPEDITED REVIEW.—The Secretary shall
16 ensure a timely review of applications submitted by
17 eligible entities that own or manage public housing
18 in a congressional district—

19 (A) with an aggregate total of not less
20 than 5,000 public housing residents;

21 (B) in which—

22 (i) not less than 40 percent of the
23 residents are not less than 62 years old;

24 (ii) not less than 25 percent of the
25 residents are disabled; or

1 (iii) not less than 5 percent of all
2 heads of household are not more than 24
3 years old; or

4 (C) with an average household income of
5 less than \$40,000.

6 (d) USE OF GRANT AMOUNTS FOR CAPACITY BUILD-
7 ING.—An eligible entity shall use not more than 5 percent
8 of grant funds received under this section for activities to
9 expand the capacity of the eligible entity to carry out the
10 grant activities, including—

- 11 (1) hiring staff;
- 12 (2) training residents for staff positions;
- 13 (3) providing technical assistance;
- 14 (4) community engagement; and
- 15 (5) other necessary administrative activities.

16 (e) RESIDENT PROTECTION.—Each eligible entity
17 that is the recipient of a grant under subsection (a)
18 shall—

- 19 (1) comply with the requirements under part 24
20 of title 49, Code of Federal Regulations, and provide
21 relocation assistance for any and all residents of
22 public housing managed by the eligible entity who
23 may be displaced during rehabilitation or new con-
24 struction, and ensure that all temporarily displaced

1 residents can return to their homes once retrofitting
2 is completed;

3 (2) provide robust temporary relocation assist-
4 ance and alternate housing options in cases where
5 phased improvements temporarily prevent tenant oc-
6 cupancy;

7 (3) ensure that activities undertaken as part of
8 the grant do not result in a reduction of total public
9 housing dwelling units; and

10 (4) to the greatest extent practicable, complete
11 construction, modernization, or retrofitting of re-
12 placement dwellings prior to demolishing existing
13 public housing units.

14 (f) PROFITS RELATED TO COMMUNITY ENERGY
15 GENERATION.—

16 (1) IN GENERAL.—With respect to any energy
17 produced by an eligible entity carrying out activities
18 described in subsection (a)(2)(B)(iii), the eligible en-
19 tity may retain 90 percent of any profits earned
20 from selling the energy.

21 (2) VOTE.—An eligible entity described para-
22 graph (1) with not less than 50 public housing
23 dwelling units shall provide residents of the public
24 housing the opportunity to vote on how the profits
25 earned under paragraph (1) shall be used.

1 (3) OTHER REVENUE.—Any profits not re-
2 tained under this subsection shall be transferred to
3 the Department of the Treasury for deposit in the
4 General Fund.

5 (g) LABOR AND BUY AMERICAN PROVISIONS.—

6 (1) IN GENERAL.—In carrying out grant activi-
7 ties under this section, each contractor or subcon-
8 tractor for a project funded under this section shall
9 carry out the following:

10 (A) Ensure that the materials used by the
11 contractor or subcontractor are substantially
12 manufactured, mined, and produced in the
13 United States in accordance with chapter 83 of
14 title 41, United States Code (commonly known
15 as the “Buy American Act”).

16 (B) Ensure that all laborers and mechan-
17 ics employed by the contractor or subcontractor
18 in the performance of construction, alteration,
19 or repair work financed in whole or in part with
20 assistance under this section shall be paid
21 wages at rates not less than those prevailing on
22 similar construction in the locality, as deter-
23 mined by the Secretary of Labor, in accordance
24 with subchapter IV of chapter 31 of title 40,
25 United States Code (commonly known as the

1 “Davis-Bacon Act”). With respect to the labor
2 standards in this subparagraph, the Secretary
3 of Labor shall have the authority and functions
4 set forth in Reorganization Plan Numbered 14
5 of 1950 (64 Stat. 1267; 5 U.S.C. App.) and
6 section 3145 of title 40, United States Code.

7 (C) With respect to a project that costs
8 not less than \$25,000,000, consent to a project
9 labor agreement.

10 (D) Require each project labor agreement
11 to be in compliance with the hiring and con-
12 tracting requirements described in subsections
13 (c) and (d) of section 3 of the Housing and
14 Urban Development Act of 1968 (12 U.S.C.
15 1701u).

16 (E) Not hire employees through a tem-
17 porary staffing agency unless the relevant State
18 workforce agency certifies that temporary em-
19 ployees are necessary to address an acute,
20 short-term labor demand.

21 (F) Adopt—

22 (i) an explicit policy on any issue in-
23 volving the organization of employees of
24 the eligible entity, or contractor or subcon-
25 tractor, and all contractors and sub-

1 contractors, for purposes of collective bar-
2 gaining not to deter employees with respect
3 to—

4 (I) labor organizing for the em-
5 ployees engaged in activities under the
6 grant; and

7 (II) such employees' choice to
8 form and join labor organizations; and
9 (ii) such policies that require—

10 (I) the posting and maintenance
11 of notices in the workplace to such
12 employees of their rights under the
13 National Labor Relations Act (29
14 U.S.C. 151 et seq.);

15 (II) that such employees are, at
16 the beginning of their employment,
17 provided notice and information re-
18 garding the employees' rights under
19 such Act; and

20 (III) the employer to voluntarily
21 recognize a union in cases where a
22 majority of such workers of the em-
23 ployer have joined and requested rep-
24 resentation.

1 (G) For each project employing union
2 workers to rehabilitate, upgrade, innovate and
3 transition public housing developments, dem-
4 onstrate an ability to use and to commit to use
5 individuals enrolled in a registered apprentice-
6 ship program who shall, to the greatest extent
7 practicable, constitute not less than 20 percent
8 of the individuals working on the project.

9 (H) Not require mandatory arbitration for
10 any dispute involving a worker engaged in a
11 service for the contractor or subcontractor.

12 (I) Consider an individual performing any
13 service under the grant as an employee, and not
14 an independent contractor, of the contractor or
15 subcontractor, respectively, unless—

16 (i) the individual is free from control
17 and direction in connection with the per-
18 formance of the service, both under the
19 contract for the performance of the service
20 and in fact;

21 (ii) the service is performed outside
22 the usual course of the business of the con-
23 tractor or subcontractor, respectively; and

24 (iii) the individual is customarily en-
25 gaged in an independently established

1 trade, occupation, profession, or business
2 of the same nature as that involved in such
3 service.

4 (J) Ensure that all laborers, mechanics,
5 and other workers employed by the contractor
6 or subcontractor shall not displace or supplant
7 an employee or position of the eligible entity,
8 including partial displacement such as a reduc-
9 tion in hours, wages, or employment benefits,
10 as a result of receiving a grant under this sec-
11 tion.

12 (2) ACTION TO ENFORCE INDEPENDENT CON-
13 TRACTOR REQUIREMENT.—A third party, including
14 a State or local government, may bring an action in
15 any court of competent jurisdiction to enforce the re-
16 quirement under paragraph (1)(I).

17 (h) CONSULTATION WITH AGENCIES.—The Sec-
18 retary shall—

19 (1) consult with the Secretary of Energy—

20 (A) in developing criteria and assessing ap-
21 plications for grants under subsection (a); and

22 (B) to identify and verify state-of-the-art
23 building materials and appliances, made in the
24 United States, that can be procured at scale for
25 purposes of this Act;

1 (2) consult with the Secretary of the Treasury
2 to track alternative energy revenues that are re-
3 turned to the Department of the Treasury under
4 subsection (f)(4);

5 (3) consult with the Administrator of the Envi-
6 ronmental Protection Agency—

7 (A) in developing criteria and assessing ap-
8 plications for grants under of subsection (a)(2);

9 (B) regarding testing air quality and water
10 quality for purposes of grant activities described
11 in subsection (a)(2)(B)(ii); and

12 (C) regarding testing soil quality for radon
13 and other contaminants for purposes of grant
14 activities described in subsection (a)(2)(B);

15 (4) consult with the Secretary of Education in
16 developing criteria and assessing applications for
17 grants under subsection (a)(1);

18 (5) consult with the Secretary of Labor in de-
19 veloping criteria and assessing applications for
20 grants under subsection (a)(1);

21 (6) consult with the Administrator of the Small
22 Business Administration in developing criteria and
23 assessing applications for grants under subsection
24 (a);

1 (7) consult with the Secretary of Health and
2 Human Services—

3 (A) in developing criteria and assessing ap-
4 plications for grants under subsection (a)(2);
5 and

6 (B) regarding health trends related to all
7 illnesses that disproportionately impact low-in-
8 come people;

9 (8) consult with the Administrator of the Fed-
10 eral Emergency Management Agency in developing
11 criteria and assessing applications for grants under
12 subsection (a)(2);

13 (9) consult with the Secretary of the Interior to
14 develop criteria and assess applications for grants
15 under subsection (a)(2); and

16 (10) consult with any entity described in para-
17 graphs (1) through (9) for any other purpose as de-
18 termined necessary by the Secretary to carry out
19 this section and the purposes of this Act.

20 (i) REPORTS.—The Secretary shall submit to Con-
21 gress biannual reports on the impact that the grant pro-
22 grams established under subsection (a) have had on—

23 (1) the rehabilitation, upgrades, innovation, and
24 transition of public housing in the United States;

1 (2) total greenhouse gas emission output, and
2 quarterly data on greenhouse gas emission reduc-
3 tions from individual public housing developments,
4 specifically as they relate to—

5 (A) home energy carbon pollution emis-
6 sions in each public housing development, as
7 calculated using the Carbon Footprint Calcula-
8 tor from the Environmental Protection Agen-
9 cy;

10 (B) waste-related carbon emissions in each
11 public housing development, as calculated using
12 the Carbon Footprint Calculator from the Envi-
13 ronmental Protection Agency; and

14 (C) total greenhouse gas emissions released
15 by individual public housing buildings and
16 homes within a public housing development, as
17 calculated using the Greenhouse Gas Equiva-
18 lencies Calculator from the Environmental Pro-
19 tection Agency;

20 (3) the amount of Federal money saved due to
21 energy cost savings at public housing projects, on a
22 quarterly basis;

23 (4) the amount of energy savings per KwH at
24 each public housing project, on a quarterly basis;

25 (5) public housing residents, including—

1 (A) access to economic opportunities
2 through compliance with the hiring and con-
3 tracting requirements described in subsections
4 (c) and (d) of section 3 of the Housing and
5 Urban Development Act of 1968 (12 U.S.C.
6 1701u);

7 (B) the impacts, if any, those residents
8 have experienced due to displacement and insta-
9 bility;

10 (C) the impacts, if any, those residents
11 have experienced to their individual economic
12 growth as measured by individual and house-
13 hold income;

14 (D) the specific career skills acquired;

15 (E) the impacts, if any, those residents
16 have experienced to their overall health; and

17 (F) the specific educational or technical
18 certifications acquired; and

19 (6) changes to the overall community health in-
20 dicators in public housing developments and their
21 surrounding neighborhoods, including asthma rates,
22 air quality, water quality, and levels of lead and
23 mold.

24 (j) ELIGIBILITY FOR THE CAPITAL AND OPERATING
25 FUNDS.—As a condition of receipt of a grant under this

1 section, the Secretary shall require the placement of a
2 dwelling unit under subsection (d) or (e) of 9 of the United
3 States Housing Act of 1937 (42 U.S.C. 1437g) in per-
4 petuity.

5 (k) FUNDING.—Out of funds in the Treasury not oth-
6 erwise appropriated, there are appropriated to carry out
7 this section—

8 (1) such sums as necessary to address the exist-
9 ing public housing capital backlog at the Depart-
10 ment of Housing and Urban Development;

11 (2) such sums as may be necessary for each of
12 fiscal years 2024 through 2034; and

13 (3) \$1,000,000,000, to remain available until
14 expended, for administrative costs relating to car-
15 rying out this section, including providing technical
16 assistance to grant applicants.

17 **SEC. 7. THE SECTION 3 PROGRAM FOR ECONOMIC OPPOR-**
18 **TUNITIES.**

19 Section 3 of the Housing and Urban Development
20 Act of 1968 (12 U.S.C. 1701u) is amended—

21 (1) in subsection (c)(1)—

22 (A) in subparagraph (A), by striking “, op-
23 erating assistance provided pursuant to section
24 9 of that Act, and modernization grants pro-
25 vided pursuant to section 14 of that Act” and

1 inserting “(42 U.S.C. 1437c), assistance from
2 the Operating Fund under section 9(e) of that
3 Act (42 U.S.C. 1437g(e)), assistance from the
4 Capital Fund under section 9(d) of that Act
5 (42 U.S.C. 1437g(d)), and assistance provided
6 under a grant awarded under section 6 of the
7 Green New Deal for Public Housing Act”; and

8 (B) by adding at the end the following:

9 “(C) HIRING REQUIREMENT.—The Sec-
10 retary shall require that, of the employment po-
11 sitions generated by development assistance
12 provided pursuant to section 6 of the United
13 States Housing Act of 1937 (42 U.S.C. 1437c),
14 assistance from the Operating Fund under sec-
15 tion 9(e) of that Act (42 U.S.C. 1437g(e)), as-
16 sistance from the Capital Fund under section
17 9(d) of that Act (42 U.S.C. 1437g(d)), and as-
18 sistance provided under a grant awarded under
19 section 6 of the Green New Deal for Public
20 Housing Act, public and Indian housing agen-
21 cies, and their contractors and subcontractors,
22 shall fill, to the greatest extent possible—

23 “(i) not less than 40 percent of those
24 positions generated during the 1-year pe-
25 riod beginning 1 year after the initial re-

1 receipt of grant funds awarded, with low-
2 and very low-income persons;

3 “(ii) not less than 50 percent of those
4 positions generated during the 1-year pe-
5 riod beginning 2 years after the initial re-
6 ceipt of grant funds awarded, with low-
7 and very low-income persons; and

8 “(iii) not less than 90 percent of those
9 positions generated after the expiration of
10 the period described in clause (ii) with low-
11 and very low-income persons.”;

12 (2) in subsection (d)(1)—

13 (A) in subparagraph (A), by striking “, op-
14 erating assistance provided pursuant to section
15 9 of that Act, and modernization grants pro-
16 vided pursuant to section 14 of that Act” and
17 inserting “(42 U.S.C. 1437c), assistance from
18 the Operating Fund under section 9(e) of that
19 Act (42 U.S.C. 1437g(e)), assistance from the
20 Capital Fund under section 9(d) of that Act
21 (42 U.S.C. 1437g(d)), and assistance provided
22 under a grant awarded under section 6 of the
23 Green New Deal for Public Housing Act”; and

24 (B) by adding at the end the following:

1 “(C) CONTRACTING REQUIREMENT.—The
2 Secretary shall require that, of the aggregate
3 dollar amount of contracts awarded for work to
4 be performed in connection with assistance
5 from the Operating Fund under section 9(e) of
6 the United States Housing Act of 1937 (42
7 U.S.C. 1437g(e)), assistance from the Capital
8 Fund under section 9(d) of that Act (42 U.S.C.
9 1437g(d)), and assistance provided under a
10 grant awarded under section 6 of the Green
11 New Deal for Public Housing Act, public and
12 Indian housing agencies, and their contractors
13 and subcontractors, shall, to the greatest extent
14 possible, certify that—

15 “(i) not less than 20 percent of the
16 aggregate dollar amount of such contracts
17 awarded during the 1-year period begin-
18 ning 1 year after the initial receipt of
19 grant funds awarded shall be awarded to
20 subsidized housing resident-owned busi-
21 nesses;

22 “(ii) not less than 30 percent of the
23 aggregate dollar amount of such contracts
24 awarded during the 1-year period begin-
25 ning 2 years after the initial receipt of

1 grant funds awarded shall be awarded to
2 subsidized housing resident-owned busi-
3 nesses; and

4 “(iii) not less than 50 percent of the
5 aggregate dollar amount of such contracts
6 awarded after the expiration of the period
7 described in clause (ii) shall be awarded to
8 subsidized housing resident-owned busi-
9 nesses.”;

10 (3) in subsection (e), by adding at the end the
11 following:

12 “(3) SUBSIDIZED HOUSING RESIDENT-OWNED
13 BUSINESS.—The term ‘subsidized housing resident-
14 owned business’ has the meaning given the term in
15 section 3 of the Green New Deal for Public Housing
16 Act.”;

17 (4) by redesignating subsection (g) as sub-
18 section (i); and

19 (5) by inserting after subsection (f) the fol-
20 lowing:

21 “(g) MEASURING ECONOMIC IMPACT.—Before the
22 start of the second fiscal year beginning after the date
23 of enactment of the Green New Deal for Public Housing
24 Act, and quarterly thereafter, the Secretary shall require
25 each public housing agency to monitor, measure, and re-

1 port to the Secretary on the economic impacts of this sec-
2 tion on the community in which housing developments of
3 the public housing agency are located, including—

4 “(1) the aggregate dollar amount of contracts
5 awarded in compliance with this section;

6 “(2) the aggregate dollar amount of wages and
7 salaries paid for positions employed by low- and very
8 low-income persons in accordance with this section;

9 “(3) the aggregate dollar amount expended for
10 training opportunities provided to low- and very low-
11 income persons in accordance with this section; and

12 “(4) the aggregate dollar amount expended for
13 training and assisting subsidized housing resident-
14 owned businesses for compliance with this section.

15 “(h) WORKFORCE ROSTER.—

16 “(1) REQUIREMENT.—The Secretary shall re-
17 quire each public housing agency to establish and
18 maintain a roster of the residents and subsidized
19 housing resident-owned businesses of the public
20 housing agency in order to identify and spotlight tal-
21 ented local laborers and facilitate compliance with
22 this section.

23 “(2) INFORMATION.—The roster maintained by
24 a public housing agency under paragraph (1) shall

1 include information that is updated not less fre-
2 quently than every 30 days, including—

3 “(A) information for each public housing
4 resident choosing to have their information re-
5 corded that lists their occupational skills, career
6 goals, and any workforce development programs
7 they participate in; and

8 “(B) information for each subsidized hous-
9 ing resident-owned business that lists the field
10 of business they are in and the hiring opportu-
11 nities they currently have available.

12 “(3) AVAILABILITY.—In order to facilitate com-
13 pliance with this subsection, the Secretary shall—

14 “(A) require each public housing agency to
15 submit to the Secretary the information main-
16 tained by the public housing agency in the ros-
17 ter under this subsection; and

18 “(B) collect and make the data described
19 in subparagraph (A) available on the website of
20 the Department of Housing and Urban Devel-
21 opment, upon request, to contractors, sub-
22 contractors, resident councils, resident manage-
23 ment organizations, and YouthBuild pro-
24 grams.”.

1 **SEC. 8. FAMILY SELF-SUFFICIENCY PROGRAM.**

2 Section 23 of the United States Housing Act of 1937
3 (42 U.S.C. 1437u), as amended by section 306 of the Eco-
4 nomic Growth, Regulatory Relief, and Consumer Protec-
5 tion Act (Pub. L. 115–174; 132 Stat. 1339), is amend-
6 ed—

7 (1) in subsection (c)(2), by adding at the end
8 the following:

9 “(C) An Indian tribe or tribally designated
10 housing entity, as defined in section 4 of the
11 Native American Housing Assistance and Self-
12 Determination Act of 1996 (25 U.S.C. 4103).”;

13 (2) in subsection (d)(2)—

14 (A) in subparagraph (J), by striking “and”
15 at the end;

16 (B) by redesignating subparagraph (K) as
17 subparagraph (M); and

18 (C) by inserting after subparagraph (J)
19 the following:

20 “(K) digital literacy;

21 “(L) provision of home and community-
22 based services for older adults and individuals
23 with disabilities of participating families; and”;

24 (3) in subsection (g)(2), by inserting after the
25 first sentence the following: “The program coordi-
26 nating committee shall include representatives of any

1 resident council and any jurisdiction-wide resident
2 council of the eligible entity.”;

3 (4) in subsection (h)(3)—

4 (A) in subparagraph (H), by striking
5 “and” at the end;

6 (B) by redesignating subparagraph (I) as
7 subparagraph (J); and

8 (C) by inserting after subparagraph (H)
9 the following:

10 “(I) a description of how the local program
11 will ensure that opportunities provided through
12 the local program will maximize success in syn-
13 chronizing the program with, and complying
14 with, the requirements regarding employment
15 and contracting under section 3 of the Housing
16 and Urban Development Act of 1968 (12
17 U.S.C. 1701(u)).”; and

18 (5) in subsection (i)(2)—

19 (A) in subparagraph (A), by inserting “,
20 but not more than 35 participants,” before “is
21 eligible”;

22 (B) in subparagraph (B)—

23 (i) by striking “75” and inserting
24 “36”; and

1 (ii) by striking “50” and inserting
2 “35”;

3 (C) by redesignating subparagraphs (C),
4 (D), and (E) as subparagraphs (F), (G), and
5 (H), respectively; and

6 (D) by inserting after subparagraph (B)
7 the following:

8 “(C) ADDITIONAL AWARD FOR PUBLIC
9 HOUSING GREEN NEW DEAL APPLICANTS.—An
10 eligible entity that is approved for a grant
11 under section 6 of the Green New Deal for
12 Public Housing Act shall be eligible to receive
13 an additional award under this subparagraph to
14 cover costs of filling an additional family self-
15 sufficiency coordinator position, or additional
16 such positions, responsible for—

17 “(i) coordinating participation in a
18 local program under this section for par-
19 ticipants seeking employment opportunities
20 made available by the grant; and

21 “(ii) compliance by the eligible entity
22 with section 3 of the Housing and Urban
23 Development Act of 1968 (12 U.S.C.
24 1701u).

1 “(D) ADDITIONAL AWARD FOR SYNCHRO-
2 NIZATION WITH SECTION 3 REQUIREMENTS.—
3 An eligible entity that meets such criteria as
4 the Secretary shall establish regarding success-
5 ful synchronization and compliance of a local
6 program under this section with the require-
7 ments regarding employment and contracting
8 under section 3 of the Housing and Urban De-
9 velopment Act of 1968 (12 U.S.C. 1701u) shall
10 be eligible to receive an additional award under
11 this subparagraph to cover costs relating to a
12 family self-sufficiency coordinator position re-
13 sponsible for such synchronization and compli-
14 ance.

15 “(E) AWARDS TO ASSIST ELIGIBLE ENTI-
16 TIES TO ESTABLISH FAMILY SELF-SUFFICIENCY
17 PROGRAMS.—An eligible entity that is not ad-
18 ministering a local program under this section
19 and that meets such standards as the Secretary
20 shall establish shall be eligible to receive an
21 award under this subparagraph to cover costs
22 relating to a family self-sufficiency coordinator
23 position responsible for assisting in preparing
24 and submitting an application to establish such
25 a local program.”.

1 **SEC. 9. RESIDENT COUNCILS.**

2 Section 2 of the United States Housing Act of 1937
3 (42 U.S.C. 1437) is amended by adding at the end the
4 following:

5 “(c) RESIDENT COUNCILS.—

6 “(1) IN GENERAL.—Each public housing
7 project with not less than 50 dwelling units shall
8 form a resident council to—

9 “(A) improve residents’ quality of life and
10 resident satisfaction; and

11 “(B) establish self-help initiatives to enable
12 residents to create a positive living environment
13 for families living in public housing.

14 “(2) PARTICIPATION.—Each resident council
15 formed under this subsection may actively partici-
16 pate through working partnerships with a public
17 housing agency to advise and assist in all aspects of
18 public housing operations in accordance with part
19 964 of title 24, Code of Federal Regulations, or any
20 successor regulation.

21 “(3) REQUIREMENTS.—

22 “(A) IN GENERAL.— A resident council
23 shall consist of individuals residing in public
24 housing and shall meet the requirements de-
25 scribed in this paragraph in order to—

1 “(i) receive official recognition from
2 the public housing agency and the Sec-
3 retary;

4 “(ii) be eligible to receive funds for
5 resident council activities; and

6 “(iii) be eligible to receive stipends for
7 officers for their related costs in connec-
8 tion with volunteer work in public housing.

9 “(B) RESIDENTS REPRESENTED.—A resi-
10 dent council may represent residents residing
11 in—

12 “(i) scattered site buildings;

13 “(ii) areas of contiguous row houses;

14 “(iii) 1 or more contiguous buildings;

15 “(iv) residents with tenant protection
16 vouchers;

17 “(v) residents now in Rental Assist-
18 ance Demonstration-converted properties
19 who maintain their prior existing rights
20 under sections 6 and 9 of the United
21 States Housing Act of 1937 (42 U.S.C.
22 1437d, 1437g);

23 “(vi) a development; or

24 “(vii) any combination of clauses (i)
25 through (vi).

1 “(C) ELECTIONS.—

2 “(i) WRITTEN PROCEDURES.—A resi-
3 dent council shall adopt written proce-
4 dures, such as by-laws or a constitution,
5 which shall—

6 “(I) provide for a democratically
7 elected governing board that—

8 “(aa) consists of not less
9 than 5 members; and

10 “(bb) is elected—

11 “(AA) by the voting
12 membership of the residents
13 of the public housing; and

14 “(BB) in elections that
15 occur on a regular basis not
16 less frequently than every 2
17 years; and

18 “(II) provide for the recall of the
19 resident council by the voting mem-
20 bership through a petition or other ex-
21 pression of the desire of the voting
22 membership for a recall election and
23 set the threshold percentage of voting
24 membership who are required to be in
25 agreement in order to hold a recall

1 election, which percentage shall be not
2 less than 10 percent of the voting
3 membership.

4 “(ii) VOTING MEMBERSHIP.—The vot-
5 ing membership of a resident council shall
6 consist of heads of households of the public
7 housing dwelling units of any age and
8 other residents not less than 16 years of
9 age.

10 “(4) STIPENDS.—Public housing agencies may
11 provide stipends to resident council officers who
12 serve as volunteers in their public housing develop-
13 ments, which shall—

14 “(A) not exceed \$1,000 per month per offi-
15 cer;

16 “(B) not be required for officers for whom
17 receiving the stipend would affect other income-
18 calculated benefits; and

19 “(C) be decided locally by the resident
20 council and the public housing agency.

21 “(5) APPLICABILITY OF 2-YEAR ELECTION
22 CYCLE.—The requirement under paragraph
23 (3)(C)(i)(I)(bb)(BB) shall apply on and after Janu-
24 ary 1, 2025.”.

1 **SEC. 10. REPEAL OF FAIRCLOTH AMENDMENT.**

2 Section 9(g) of the United States Housing Act of
3 1937 (42 U.S.C. 1437g(g)) is amended by striking para-
4 graph (3).

○